

# SHELL GAS STATION & CONVENIENCE STORE

95 BILL DRAKE WAY | PACIFICA, CA 94044 | SAN MATEO COUNTY

**Sale Price: \$3,900,000**



1900 S Norfolk St Ste 350  
San Mateo CA 94403

**EXCLUSIVELY LISTED BY:**

**RYAN YOUNG**

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## KEY FEATURES

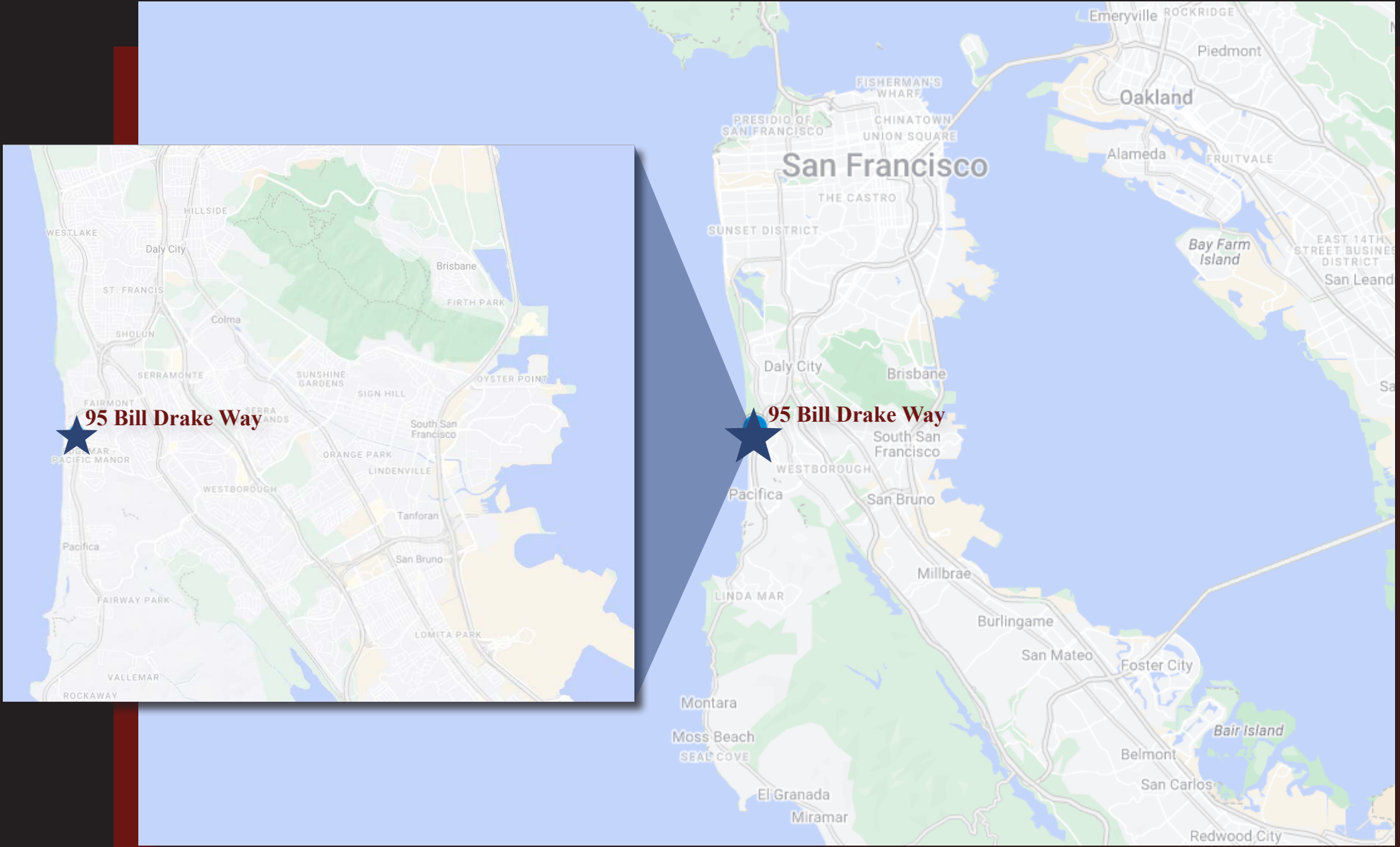
- **National Brand:** The gas station is operated by a well-known national brand, ensuring a steady stream of customers and a strong market presence.
- **Triple Net Lease:** The property is under a triple net (NNN) lease, meaning the tenant is responsible for property taxes, insurance, and maintenance. This structure minimizes the landlord's responsibilities and provides a stable income stream.
- **Lease Details:** The current lease has 5 years remaining, with an additional 5-year option to renew. This offers potential for long-term cash flow and security for the investor.
- **High Traffic Location:** Situated in a high traffic area of Pacifica, the gas station benefits from excellent visibility and accessibility, making it a go-to stop for both residents and visitors.
- **Strong Financial Performance:** The property has demonstrated consistent financial performance, making it an attractive investment for those seeking reliable income.





## INVESTMENT HIGHLIGHTS

- **Stable Income:** With a reputable tenant and a solid lease structure, this property offers a reliable income stream with minimal management responsibilities.
- **Growth Potential:** The Bay Area real estate market continues to show resilience and growth, providing potential for appreciation in property value over time.
- **Ideal for Investors:** This NNN gas station is perfect for investors looking for a low-maintenance, income-generating asset in a desirable location.



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